

# ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



## THE OLD RECTORY BURYTHORPE, MALTON, YORKSHIRE, YO17 9LJ

**An impressive former Rectory situated in a desirable Wolds village**

**Entrance Hall**

**Sitting Room**

**Snug**

**Dining Room**

**Study**

**Breakfast Kitchen**

**Conservatory**

**Boot Room**

**5 Bedrooms**

**3 Bathrooms**

**Attic Rooms**

**Garden**

**Views**

**Double Garage**

**Potential to purchase land and cottage**

**PRICE GUIDE £695,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800  
Email: [rounthwaite-woodhead.co.uk](mailto:rounthwaite-woodhead.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**



## Description

The Old Rectory is situated at the heart of the village with views to the south east towards Birdsall Brow. Constructed of brick under a slate roof the Rectory provides spacious accommodation on 3 floors with 3 reception rooms to the ground floor, a breakfast kitchen opening to the conservatory and 5 bedrooms at first floor level with 3 bathrooms and potential for further bedrooms within the attic rooms. There are many fine interior features with a pitch pine staircase and doors, timber flooring, moulded cornices and period fireplaces to name a few. The external appearance is impressive with a double gable to the western elevation and attractive stone clover leaf features and stone lintels and mullions. The garden is principally to the south sheltered by a mature Beech trees.

Burythorpe is a desirable popular village to the west of the Wolds amid typical rolling farmland and wooded countryside. The town of Malton is approximately 5 miles to the north west where an excellent range of amenities are available including a railway station with links to the Intercity service at York. Primary schooling is available in the adjacent village of Leavening Secondary schooling in Malton and Norton. There are numerous recreational pursuits available in the area and walks over public footpaths and bridleways.

\*In addition to The Old Rectory an adjacent Cottage, Swimming Pool, Building Plot (with planing consent) and 14 acres of grassland could be acquired at separate valuation.

## General Information

Services: Mains water and electricity. Connection to mains drainage. Oil fired central heating .

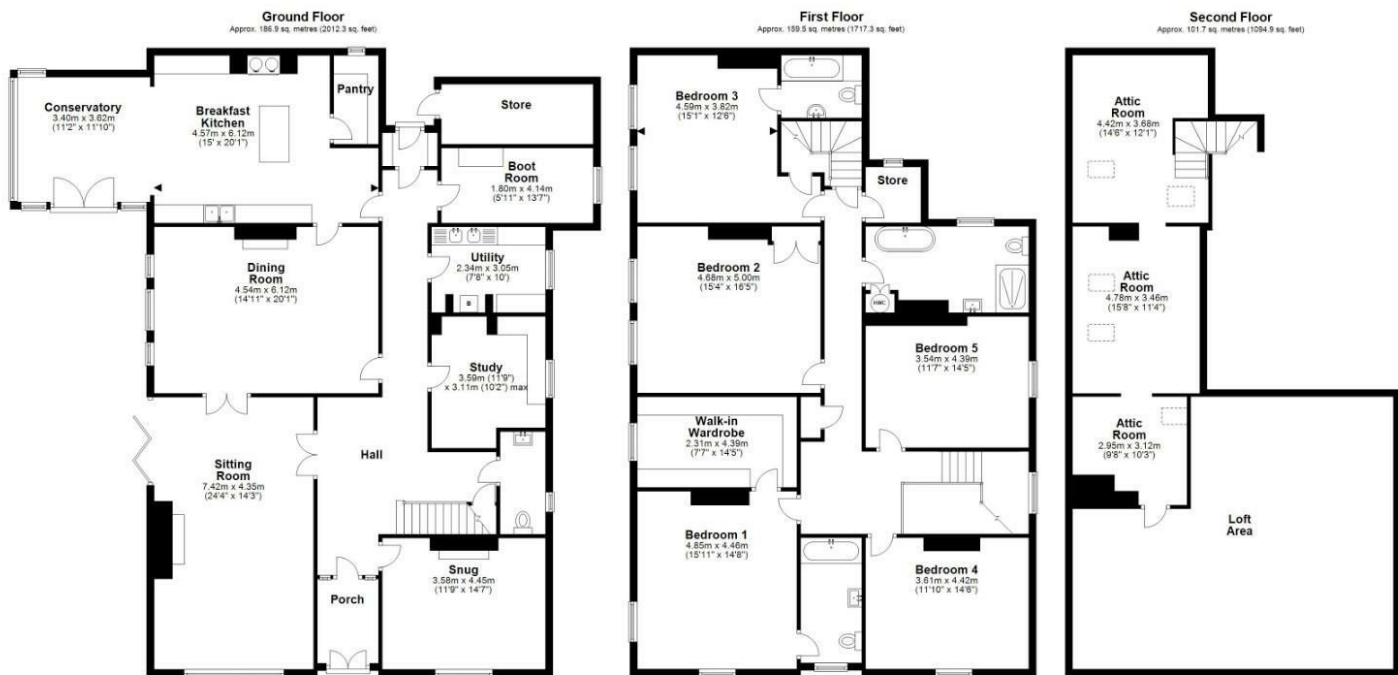
Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX.  
Tel: 01653 600747.

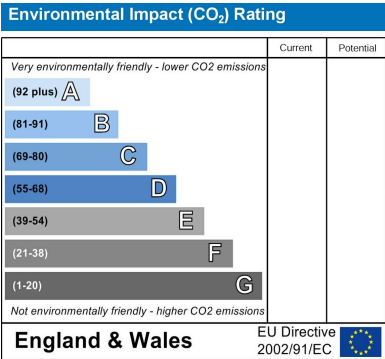
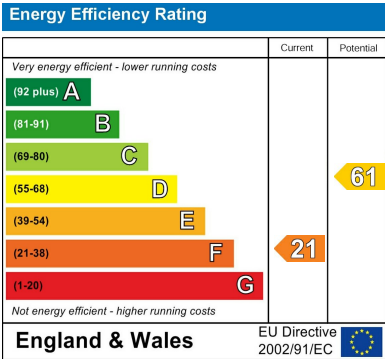
Council Tax Band: F.

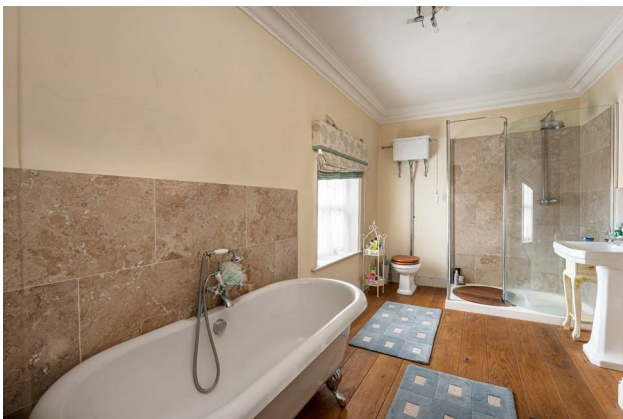


# Accommodation



Total area: approx. 488.2 sq. metres (4824.5 sq. feet)  
The Old Rectory, Burythorpe





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

ROUNTHWAITE & WOODHEAD